



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020391 Parcel ID 000000-00-0-00300-003-0005 Cadastral ID 24-21-14-02830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344279 HOPKINS, THOMAS DALE & EMILY ANN 9124 N 184TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09124 N 184TH E AVE Subdivision EASTWOOD LAKE ESTATES 3 Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28700112 -95.76776672																																																																																																																									
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Lot Data		Square-Foot - NBHD 1136 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.045	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	45,520.00 x 2.28 = 103,847	
Factor Value		
Adjustments	1.5963	
Lot Value	165,772	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,378 / 2,316
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,378
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	271,790	117.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	291,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.41	Total Misc Impr	+	23,033			
Roofing Adj	+ 3.47	Garage Cost	+	19,389			
Subfloor Adj	+ -2.25	Total RCN	=	315,131			
Heat/Cool Adj	+ 14.47	Depreciation (40%)	-	126,052			
Plumbing Adj	+ 9.65	Lump Sums	+	1,530			
Basement Adj	+ 0.00	RCNLD	=	190,609			
Adj Base Cost	= 117.75	Lot Value	+	165,772			
Total Area	x 2,316	Indicated Value	=	356,381			
Adjusted Cost	= 272,709	Value Per SqFt		153.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,609		
Lot Value	165,772		
Indicated Value	356,381	153.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	356,381	153.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	49927		394	394	28.17		11,099
WODO	WOOD DECK - OPEN	49928	25x16		400	19.13	80%	1,530
PATO	SLAB PORCH - OPEN	49929		568	568	9.69		5,504



Rogers

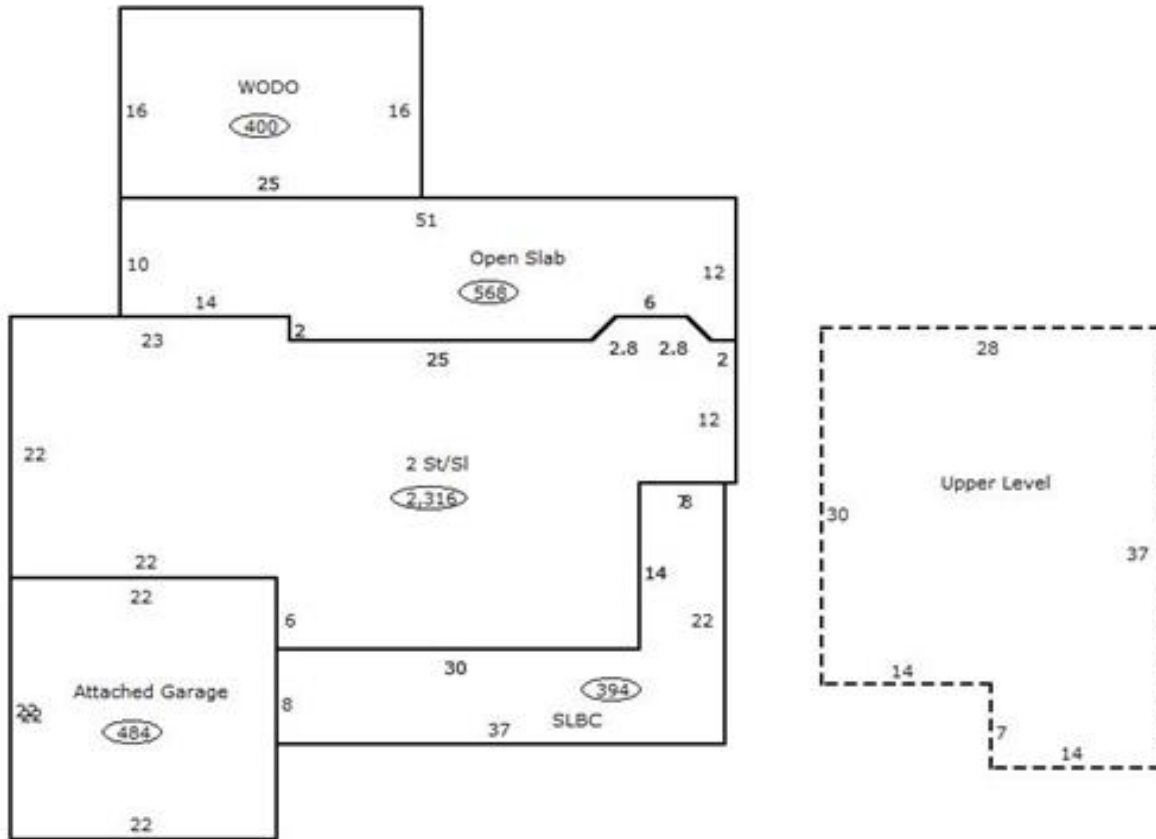
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Sketch Image

660020391



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,378	1.681	2,316
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	394	1.000	394
4	M	WODO		13	WODO	400	1.000	400
5	M	PATO		13	Open Slab	568	1.000	568
6	U	^UL	Overhang	13	Upper Level	938	1.000	938
Total Building Area						1,378		2,316